

**2113, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2287554**



**\$274,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	533 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 249
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Step into this modern, west-facing condo and soak up the warm afternoon sun from your private patio—complete with a NATURAL GAS BBQ hookup and patio door access for seamless indoor-outdoor living. With \$13,000 in BUILDER UPGRADES, including a WALL-MOUNTED A/C unit, this home is move-in ready and designed for comfort year-round. Inside, you’ll find sleek vinyl plank flooring throughout and a modern kitchen that truly shines. The kitchen features warm colors, bright lighting, ample cabinetry, QUARTZ COUNTERTOPS and sleek STAINLESS STEEL APPLIANCES—including a 2-SIDED FRIDGE with an enormous freezer section. It’s the perfect blend of style and function. The spacious bedroom offers plenty of closet space complemented with a beautifully finished 4-PIECE BATHROOM. Tucked neatly within the closet is a FULL-SIZED WASHER AND DRYER, making laundry effortless and discreet. This unit includes an UNDERGROUND TITLED PARKING making your winter days easy. With LOW CONDO FEES, you’ll enjoy exceptional value along with outstanding amenities. PERFECT FOR A DOG OWNER, this pet-friendly building features dog wash stations, a dedicated dog area, and an on-site dog park, making it easy to keep your furry companion happy and active. Modern upgrades, thoughtful features, and unbeatable pet-friendly amenities—this stylish condo truly checks all the boxes. Located in Seton, you’ll enjoy WALKABLE ACCESS to the South Health Campus, YMCA, RESTAURANTS, SHOPPING, and more, with easy commuting via Deerfoot and Stoney Trail. Don’t miss your chance to call it home!